



## **TOWN OF MILFORD**

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### **PLANNING AND COMMUNITY DEVELOPMENT**

**~ 2005 REPORT ~**

Maintaining and enhancing Milford's attractiveness as a place to live and conduct business requires the daily regulatory oversight of land use and land development activities, as well the implementation of long-range community development and master plan actions to insure that the Town continues to prosper and sustain itself for future generations. The

Department of Planning and Community Development (P&CD) is the Department in Town which is responsible for using land use tools to insure Milford's vitality.

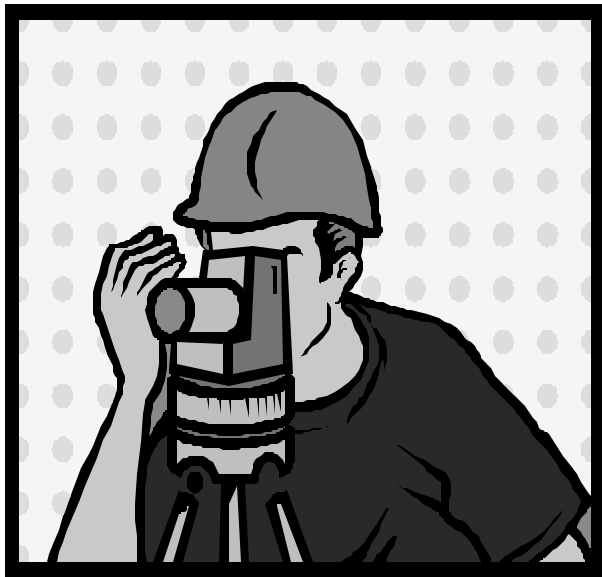
A broad range of responsibilities and projects fall under the purview of this Department. P&CD provides assistance to the general public, as well as technical support to Town boards and commissions. This assistance includes guidance to property owners, committees, commissions, and boards on land use regulations (the Zoning Ordinance, Subdivision Regulations, and Site Plan Regulations), as well as preparation of land development application files, reviews, and analyses for Planning Board deliberation.

Development review is a major responsibility of P&CD. Town voters approved an interim growth management ordinance (IGMO) in March 2005, which restricted the submittal of new subdivision applications that would create more than two new lots. The purpose of this interim ordinance was to provide the Planning Board and staff time to prepare a growth management ordinance for the 2006 warrant. However, there were still 138 new lots single-family lots approved that were carried over from the pre-IGMO period. After the passage of the IGMO there were 8 new single-family lots approved through the minor subdivision process. During 2005 as well, there were 8 lot line adjustments approved, and 28 commercial/industrial site plans approved. The site plans ranged from very minor additions to a 100-unit assisted living complex. Other commercial site plans of note included two new church facilities, a multi-unit industrial warehouse development on Savage Road, and the renovation of the partially vacant Ames Department store into a 7-screen Chunky's Cinema.

Commercial construction continued in Town at a strong pace as the Richmond Development plaza, with a long-anticipated Stop & Shop and a separate commercial retail building ("no, its not an Olive Garden"), the Giorgio's Restaurant at Nashua Street and Ponemah Hill Road, and the Hampshire Dome athletic complex at Hampshire Hills on Emerson Road all moved forward. Cahill Place, a 40-unit 55+ residential building also broke ground in 2005. The P&CD Department is anticipating a slowdown in new commercial construction in 2006 as vacant commercial land becomes scarce.

In addition to current development applications, this Department is charged with long range planning support and community development. Specific projects in 2005 included the finalization of a Cost of Services study that was commissioned as back-up for growth management regulations; technical support for the Mile Slip Road land

purchase; coordinating and facilitating the capital improvements planning process (the CIP); support for the Facilities Committee; the Stormwater Committee; the Traffic Safety Committee, and the Geographic Information Systems (GIS) Committee; transportation-related projects including the South Street improvements and the signalization of the Nashua Street and Ponemah Hill Road; participating in regional planning projects with the Nashua Regional Planning Commission (environmental, land use, and transportation-related projects); the BROX community lands master plan and the BROX industrial property tax increment financing district initiative. Technical support was provided to the Planning Board for all its long range planning efforts, including a comprehensive review of growth management strategies that led to the proposed growth management ordinance; drafting assistance for the proposed sign ordinance; and guiding the community vision survey effort that will lead to additional master plan document updating.



2006 looks to be busy year for the Department as it assists in implementing growth management efforts and provides support for the Planning Board's anticipated review and rewrite of the land use regulations. That will be a particularly time-intensive task.

The Department's staff consists of the director, staff planner Sarah Marchant (who joined the team in May), administrative assistant Shirley Wilson, and land researcher Lorraine Carson who works part-time researching and compiling comprehensive documentation of all Town-owned land and streets. This Department is dedicated to serving the community and

strives to be open and customer-service oriented. Please feel free to communicate with us to have your questions and concerns answered.

Respectfully submitted,  
Bill Parker  
Director of Planning and Community Development